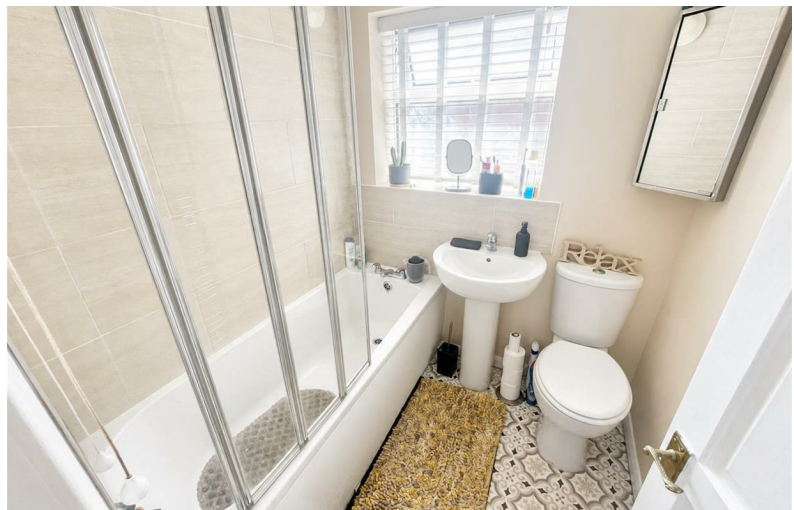




**Southfield Road
, Nottingham NG8 3PN**

**WELL-PROPORTIONED THREE-BEDROOM
END TERRACE FAMILY HOME**

Asking Price £250,000 Freehold



A WELL-PROPORTIONED THREE-BEDROOM END-TERRACED HOME BENEFITING FROM A DRIVEWAY, CARPORT, SPACIOUS DUAL-ASPECT LIVING ROOM, MODERN FITTED KITCHEN AND A LOW-MAINTENANCE REAR GARDEN.

Robert Ellis are pleased to bring to the market this well-presented three-bedroom end-terraced home, offering practical and versatile accommodation arranged over two floors. The property would make an ideal purchase for first-time buyers, young families or investors.

To the front of the property is a driveway providing off-road parking, with a useful carport positioned to the side.

The accommodation is entered through a UPVC double-glazed entrance door into a welcoming hallway, where stairs rise to the first-floor landing and an internal glazed door provides access to the kitchen.

The contemporary fitted kitchen contains a range of matching wall and base units with work surfaces above, tiled splashbacks and a stainless-steel sink. Integrated appliances include an oven with a four-ring gas hob and extractor hood, while there is also space and plumbing for a washing machine and space for a freestanding fridge freezer. A breakfast bar provides space for informal dining, and a large pantry offers useful additional storage.

From the kitchen, a side lobby provides access to the carport and exterior of the property, as well as the ground-floor WC, which also houses the Glow-worm gas central heating boiler.

The generously proportioned living room is a particularly attractive feature of the property. This dual-aspect room benefits from a window to the front and French doors with glazed side panels opening directly onto the rear garden. There is also a feature fireplace incorporating a modern living-flame gas fire.

To the first floor, the landing has a front-facing window, loft access and an airing cupboard housing the hot-water cylinder.

There are three bedrooms, each offering comfortable accommodation and useful built-in wardrobe storage. The largest bedroom benefits from windows to both the side and rear, while the remaining bedrooms overlook the front or rear of the property.

The family bathroom is fitted with a panelled bath and a recently replaced electric Mira shower above, together with a pedestal wash hand basin and low-level WC. Further features include tiled splashbacks, recessed ceiling spotlights, an extractor fan and a chrome heated towel rail.

Outside, the property benefits from a low-maintenance enclosed rear garden, accessed directly from the living room and providing an attractive space for sitting outside and entertaining.

The property has mains gas central heating, UPVC double glazing and is situated within Nottingham City Council Tax Band A. An internal viewing is highly recommended to appreciate the size, position and practicality of the accommodation available.

Entrance Hallway

12'8 × 5'8 approx (3.86m × 1.73m approx)

UPVC double glazed entrance door to the front elevation, ceiling light point, wall mounted radiator, staircase leading to the first floor landing, internal glazed door leading through to the kitchen.

Kitchen

11'9 × 11'08 approx (3.58m × 3.56m approx)

A range of matching contemporary wall and base units incorporating laminate worksurfaces over, integral oven with four ring gas hob over and extractor hood above, tiled splashbacks, UPVC double glazed window to the side and rear elevations, 1.5 bowl stainless steel sink with mixer tap over, space and plumbing for an automatic washing machine, space and point for a freestanding fridge freezer, breakfast bar with wall mounted radiator below, ample storage cupboards with large pantry providing useful additional storage space, internal glazed doors leading through to the living room and side lobby.

Side Lobby

3'8 × 2'9 approx (1.12m × 0.84m approx)

UPVC double glazed door to the side elevation, laminate flooring, panelled door leading to the ground floor WC.

Ground Floor WC

5'9 × 2'5 approx (1.75m × 0.74m approx)

UPVC double glazed window to the side elevation, low level flush WC, gas central heating Glow-worm boiler providing central heating to the property, laminate flooring.

Living Room

13'2 × 18'7 approx (4.01m × 5.66m approx)

Dual aspect living room benefits from having UPVC double glazed window to the front elevation, UPVC double glazed French doors and fixed side panels leading out to the low maintenance rear garden, wall mounted radiators, ceiling light points, coving to the ceiling, wall light points, feature fireplace incorporating mantle and modern living flame gas fire, internal glazed door leading through to the dining kitchen.

First Floor Landing

UPVC double glazed window to the front elevation, loft

access hatch leading to further storage, ceiling light point, airing cupboard housing the hot water cylinder, panelled doors leading off to:

Family Bathroom

5'07 × 5'07 approx (1.70m × 1.70m approx)

Panelled bath with recently refitted electric Mira shower above, pedestal wash hand basin, low level flush WC, chrome heated towel rail, UPVC double glazed window to the side elevation, tiled splashbacks, recessed spotlights to the ceiling, extractor fan, linoleum flooring.

Bedroom

12'03 × 10'01 approx (3.73m × 3.07m approx)

Dual aspect bedroom with UPVC double glazed windows to the side and rear elevations, wall mounted radiator, ceiling light point, built-in double wardrobe.

Bedroom

9'02 × 13' approx (2.79m × 3.96m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, built-in wardrobe.

Bedroom

13'4 × 8'6 approx (4.06m × 2.59m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built-in wardrobe.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 11mbps Ultrafast 5500mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

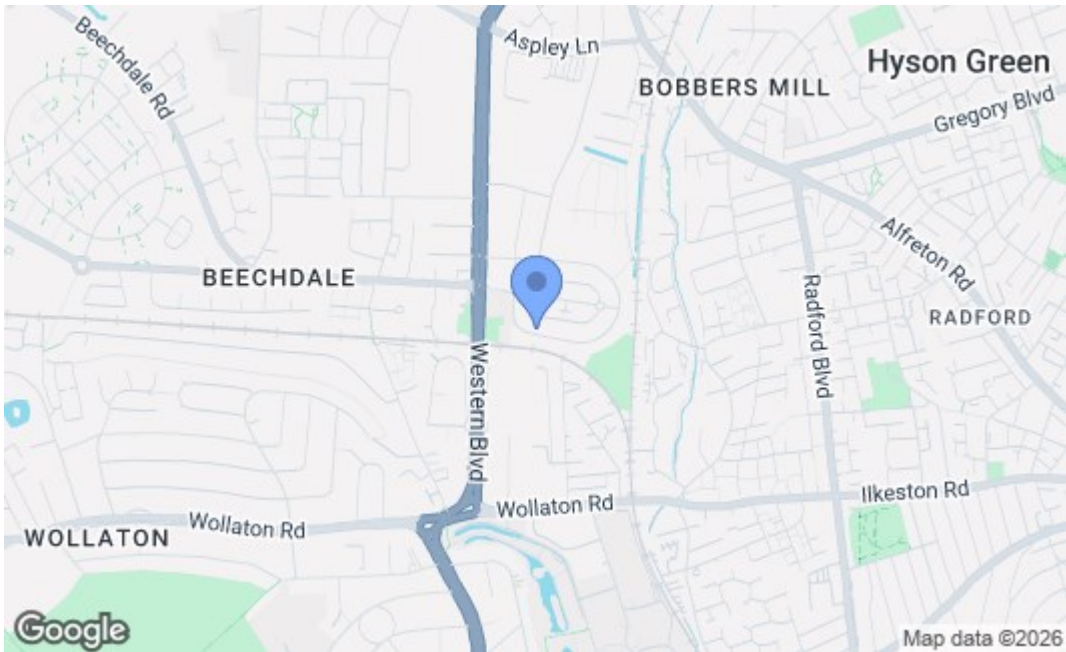
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.